

# Peachcliff Fruit Farms



**Okanagan Falls**  
**BRITISH COLUMBIA**



## TO THE READER.



*Dear Friend,*

*In this little Booklet you will find a great deal of useful information. Please do not throw it away. If you are not interested in FRUIT CULTURE, kindly hand this to some friend who is. Besides giving information about Peachcliff Fruit Farms, .. gives valuable information about the Fruit country in general.*







**LORD SUFFIELD APPLES**

**Address A. J. SMYTH, Peachcliff, Okanagan Falls, B. C.**



"WEALTHY" APPLES

Address of J. SMITH, President, Chicago Falls, N. C.



THE "CLIFF"

### PEACHCLIFF FRUIT FARMS

**C**OMPRISE 644 acres of choice fruit land, joining the town site of Okanagan Falls, on the Okanagan River, at the foot of Dog Lake. This is a very pretty lake, 10 miles long, at the foot of Okanagan Lake, and connected with it by about 4 miles of river. The Falls is the best power site in the Okanagan valley, and will be valuable when electric power is required.

Peachcliff is on the east side of the town site, and is three-fourths of a mile from the Falls and the Lake. The location, as the name indicates, is most admirably adapted for peaches, grapes, and all the tenderest fruits that can be grown in Canada. The "cliff" is a wall of rock standing perpendicular some 500 feet above the level land below, and faces south. It acts both as a shelter from the north winds off the lake, and reflects the sun's rays on the fruit below, and also retains the heat through the cool hours of the night.

The land under the cliff is a fine sandy loam, well adapted for fruit growing, and has been pronounced by Old Country fruitmen as an unsurpassed location for grape culture. At the east end of the cliff a long range of sloping hillside facing south is being made into terraces 10 feet wide, and planted with grapes. The walls of the terraces behind the grapes are built with stone, to reflect the heat of the sun on the fruit. Under such conditions as these the fruit will ripen two or three weeks before other parts, which is a great advantage in getting first on the market, and obtaining the highest price.

There is a long range of mountain circles the farms on the west and north, sheltering them from the wind off the lake, and giving them a southern exposure. No cold winds or dust storms trouble us here.

The farms are irrigated with a flume and ditch system at present, but our intention is to put in a pipe system in the near future. The water rights go with the land without extra cost, only the cost of maintaining the system.

The land opposite the cliff and the hill slope is sold in one acre lots, and the other part in 5 and 10 acre lots, on very easy terms. The buyer can raise potatoes (and the B.C. potatoes always command the highest price on the market), vegetables and small fruits enough the first year to keep his family, make his second payment, and have a surplus left. This looks rather glowing at first sight, but the results prove it true. Strawberries, raspberries, currants, gooseberries, grapes, rhubarb, etc., planted this fall will produce enough for home use next year without injury to the vines, and the following year will yield a full crop for the market. These can be planted between the trees, and will produce revenue while you are waiting for the trees to mature. Peaches will bear the second year, cherries and other fruits the third year, and apples from the third to the fifth year.

#### PRICE OF LAND.

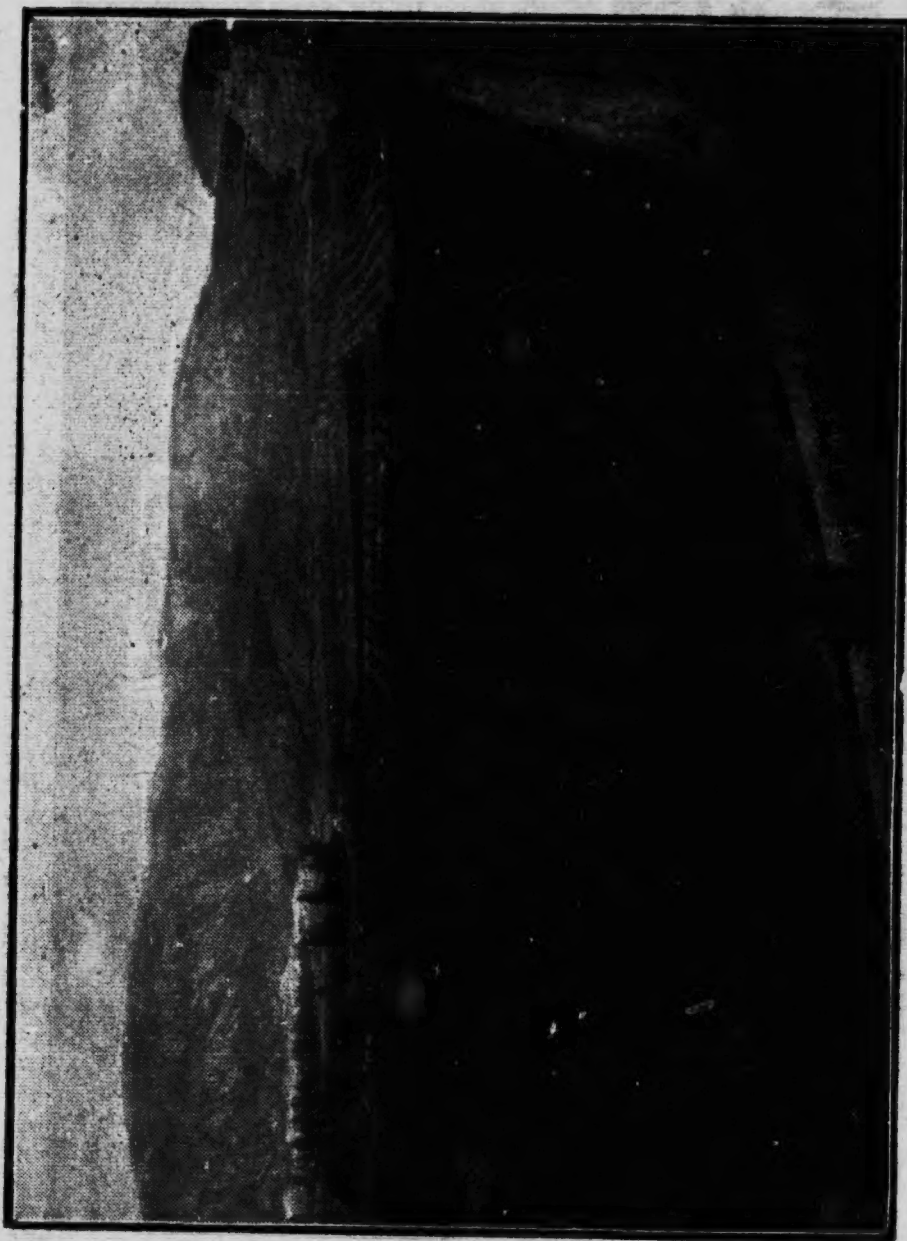
Fruit land, planted, irrigated and cultivated sells from \$250 an acre up. It increases in value about \$50 an acre yearly till fully developed. To a man from the prairie where land sells from \$5 an acre to \$25, this looks a big price, but when we consider the enormous returns off fruit lands, the price is ridiculously low. Land that will produce from \$500 to \$1,500 an acre yearly is surely cheap if it can be bought for the price of one year's crop.

In Oregon and Washington, fully matured orchards sell from \$2,000 to \$10,000 an acre, and the same price will prevail here in a few years; in fact some orchards sell for \$2,500 an acre in the Okanagan now. "In Hood River and Rogue River districts of Oregon," says the *PACIFIC MONTHLY*, "a man who cannot show returns of at least \$500 an acre yearly is considered unworthy of a seat among the select fruit-growers."

#### PRICES OF FRUIT.

A few figures showing the returns some of our local fruit-growers have realized will be of interest, and the reader is asked to communicate with any of these persons to find out if these figures are correct. In 1905, 20 acres of Northern Spy apples in the Coldstream Orchard yielded a net return of \$10,875, or nearly





PART OF COLDSTREAM ORCHARD, OKANAGAN, B. C.



SECTION OF B. O. PRIZE FRUIT EXHIBIT, LONDON, ENGLAND, 1906

\$550 per acre. This was from apples alone, no vegetables or small fruits being cultivated between the trees.

E. C. Thompson, of Vernon, sold \$227 worth of Fruit from 20 six-year-old pear trees. This is equal to over \$1.000 per acre.

An acre of Raspberries brought A. F. Venables, of Coldstream, in 1907, \$375 from stalks planted the previous year.

B. L. Williams produced 90 tons of Potatoes on 5 acres. These sold for \$1.350 or \$270 per acre.

A Gaunt produced 1.453 crates of Cherries, valued at \$1.627 from 233, trees over \$800 per acre.

Last year W. Middleton sold off four acres of orchard, fruit and Vegetables \$3.210 or over \$400 per acre.

In 1905 John Gunnow, of Peachland, sold his crop of Peaches on the trees, which were five years old, for \$355 per acre, and the purchasers picked and packed the fruit at their own expense.

In 1906 J. R. Brown, of Summerland, sold the fruit of 100 Peach trees for \$800. This is at the rate of \$1.200 per acre.

In 1907 Mr. McLaren of Summerland, sold his crop of Strawberries at a price which ran at the rate of \$1.935 per acre.

Mrs. W. H. Lang, of Peachland, sold in '07, \$400 worth of Peaches off three-fourths of an acre and \$200 worth of Grapes off a twentieth part of an acre, or at the rate of \$2.000 an acre.

Jas. White sold in '07, 24 crates of Peaches per tree. 3 acres yielded 3000 crates, trees were seven years old, they sold at the wharf for \$1.00 and \$1.25 a crate. One tree 2 years old yielded 6 crates of peaches. One peach tree planted 18 months bore 6 peaches.

In a booklet published by the Central Okanagan Land and Orchard Co. the following figures are vouched for. Four and a half acres of onions produced 95 tons at \$22.00 per ton, 10 acres of potatoes produced \$2.800, an acre of tomatoes produced \$1.700 worth, two-thirds of an acre of strawberries produced \$900, 19 acres of orchard in apples, pears and plums produced \$10.000 worth,  $2\frac{1}{2}$  acres of another orchard produced \$9.000 worth, 10 acres of four-year-old peach trees produced \$300 an acre. We could go on indefinitely quoting these results, but enough has been said to convince the most sceptical that fortunes can be quickly and easily made in the southern Okanagan valley, by the exercise of skill and brains; and it is a pleasing feature that these fine districts are rapidly filling up with the most intelligent and well educated people of the country.

## A PLEASANT OCCUPATION.

It is a pleasure to be engaged in an occupation that is both profitable and pleasant, living near to nature's heart. Earl Grey has well said, at the opening of the New Westminster Exhibition last year, amongst other glowing descriptions of the fruit growing industry, that it is "a beautiful art as well as a most profitable industry." We confidently believe the valley will have a population of 50,000 of the most intelligent people in Canada in 25 years.

## FACTORIES.

There are box factories and sawmills at most of the towns that are springing up along the lake shores, that supply the fruit boxes, cut to the proper size and tied up in bundles for shipment with convenience to the orchards. The box factory at Peachland made 60,000 crates last year, chiefly for home use. And judging from the number of trees planted, in two years it will keep the factory running 24 hours a day, for every working day in the year, to make what boxes will be required in their own district. Good pine timber is plentiful, and the lumber industry will afford employment for a great number of men in seasons when they can get away from attending to their orchards.

## MINING.

There are also a great many mines staked out which will in the future be developed, and give employment to a great many. Several gold mines are staked on the Peachcliff property. There are several mines in full operation not far distant. All these industries add to the market for the fruit grower.

## GAME AND PLEASURE.

This is the sportsman's paradise. Large game of all kinds as well as grouse abound, and are easily reached in the mountains. There is good fishing in the lakes and rivers. Already there are a number of gasoline and sail launches on the lakes, and the sailing is delightful. One can sail from Okanagan Falls 100 miles north, and the lakes are not more than two or three miles wide at any point. Okanagan Lake is 80 miles long, and Dog Lake is 10 miles, with about 4 miles of river connecting them.

## TRANSPORTATION.

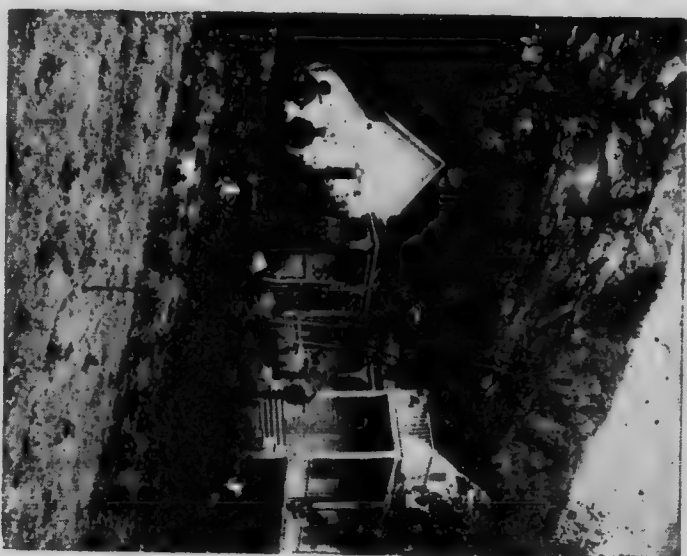
The C.P.R. branch line leaves the main line at Sicamous Junction, and runs south about 56 miles to Okanagan Landing, where we take the steamer to the foot of the lake at Penticton, 53 miles. A large barge is under construction at the landing, which will take freight cars down the lake this fall. Then the



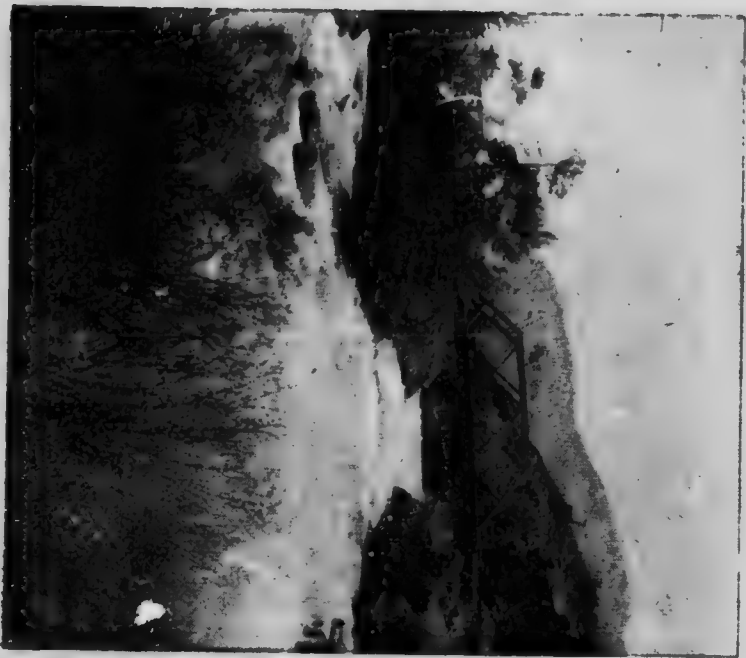




THREE YEAR OLD PEACH TREE LOADED  
WITH BLOSSOMS



WAS IN BUSH 18 MONTHS BEFORE  
PHOTOGRAPH WAS TAKEN



OKANAGAN FALLS



TWO YEAR OLD PEACH TREE IN BLOSSOM



FIRST LOAD OF SETTLERS EFFECTS ARRIVING AT TEACHCLIFF



probability is that the C.P.R. will lay four miles of track, and put another scow on Dog Lake, which will land the cars at Okanagan Falls. Two parties of C.P.R. officials passed over this route this summer, and although they do not give much information about their business, it is safe to say they are planning the extension of



OKANAGAN FALLS

their line through the valley. The Crow's Nest line is built, and running as far as Midway, and construction work is being done towards the Falls. When it is completed the line will run to Princeton, to connect with the main line to Vancouver. At present connection is made from Penticton to the Falls, and on to Oroville daily by stage. The N.P.R.R. is also built in from the American side, close to the Falls, and is crossing over to Vancouver.

#### MARKETS.

At all the towns there is a fruit-growers' association, where the fruit is taken in and shipped to the wholesale dealers. The secretary attends to the sales and shipping. We sometimes have the question asked, "Where will we get a market for the fruit when all the fruit land is cultivated?" In reply, we would say that there is not more than 5 per cent. of the area of B.C. suitable for fruit growing, and there is not more than 2 per cent. of that near enough to transportation to be utilized; on the other hand we have all the mining and lumbering people of B.C., as well as the three provinces east of us, to supply with fruit, and as the great plains from the Rockies to Port Arthur, and from the boundary to the Yukon fills up with settlers, they all look to B.C. for their fruit. Some say fruit in Ontario brings a poor

price, but we must consider that all Ontario and Quebec can raise common fruits, so there is a poor market for it; but we are in a different locality, close to the prairies, where fruit can never be grown. We also have a 20% duty on American fruit to protect our market. In 1907, B.C. fruit was shown in 17 exhibitions in Great Britain and Ireland, and took the highest awards everywhere. This goes to prove that despite the great distance, B.C. fruit has also secured a prominent place in the British market.

### CLIMATE.

The climate in the valley is the best in Canada. There is very little rainfall in the southern part of the valley, though it rains and snows on the mountain tops frequently, and this water coming down the creeks is used for irrigating. There is seldom enough snow in the valley for sleighing, but heavy snowstorms on the high mountains. There is not much frost in winter. It only hardens the ground for a few inches, and where sheltered not at all. The heat is not any harder to bear than on the prairies.

It is no longer necessary to go to Colorado or California as a health resort, for we have in the Okanagan all that can be desired in this way. The altitude is not too high for people with a weak heart, and it is dry and a moderate temperature for those whose lungs are affected. One can live all the year in a tent without suffering from cold or raw harsh winds.

### IRRIGATION.

The southern part of the valley is fairly dry, and requires irrigation. This is the reason for the excellent flavor of the Okanagan fruit. Do not be deceived by unscrupulous agents, saying they have land for sale that does not require irrigation. Land that does not require irrigation is all right for grain and vegetables, but it is not good fruit soil. Fruit requires a warm sandy loam, with plenty of dry sunshine, while a heavy wet soil is more suited for grain. This is easily proven by the watery, tasteless fruit of the coast, compared with the rich, luscious fruit of the southern Okanagan.

### SYNOPSIS OF THE MINING LAWS.

Any person over the age of 18 years, or any joint Stock Co. may obtain a Free Miner's Certificate on the payment of \$5.00 for an individual or \$50 for a joint Stock Co., up to \$100,000 capital above this capital, \$100. A mineral claim of 1500 ft. square can be obtained by staking it at the discovery point and at two corners, marking the owners name, and the direction of lines by a post 4 inches or more square and 4 feet high, 10 days work, or a fee of \$100 must be paid yearly for five years, then by paying \$25 a

OKANAGAN ORCHARD IN BLOOM





UNDER THE STRAIGHT JACOB TALK



patent will be granted. For fuller details write the Minister of Mines, Victoria, B.C.

#### PRE-EMPTION REGULATIONS.

Free homesteads are not granted in B.C. but any person locating unsurveyed land can put in a post at the corners 4 in. square and 4 feet high with his name and the location of the land written on it. He then makes a declaration before a J. P. that the land is unoccupied, with a fee of \$2. He must reside on it 10 months in each year for three years and pay \$1.00 an acre. All lines must run true north and south, and east and west and the land must be a square shape. There is no good land for pre-emption in the Okanagan Valley now.

#### GAME LAWS.

The Sportsman can feast to his hearts content on all kinds of game and fish. The season is open for most kinds of game from Sept. 15th to Dec 31st, Deer come into the orchards, Bear and Goat can be found a short distance up the hill slopes. If you love a pleasant and profitable home, come and be one of us.

To the intending settler I would say, bring all your household stuff and farm implements as settlers effects. If you ship them in car lots you can ship to Penticton, you can charter a launch and a scow from the Penticton Lumber Co. for \$10 that will bring your effects to Okanagan Falls, you can have them taken from Penticton to the head of Dog Lake by teams till the R. R. barge is in operation. For any fuller information write to the owner of the Peachcliff Fruit Farms, A. J. Smyth, at Okanagan Falls, or to 976 7th Ave. West, Fairview, Vancouver.



O! it's hame, dearest hame,  
And it's at hame I love to be,  
Where the peach and the  
cherry,  
And the spreading almond  
tree,  
They are all growing green,  
In my ain countrie.

And that fine country is  
the Okanagan.

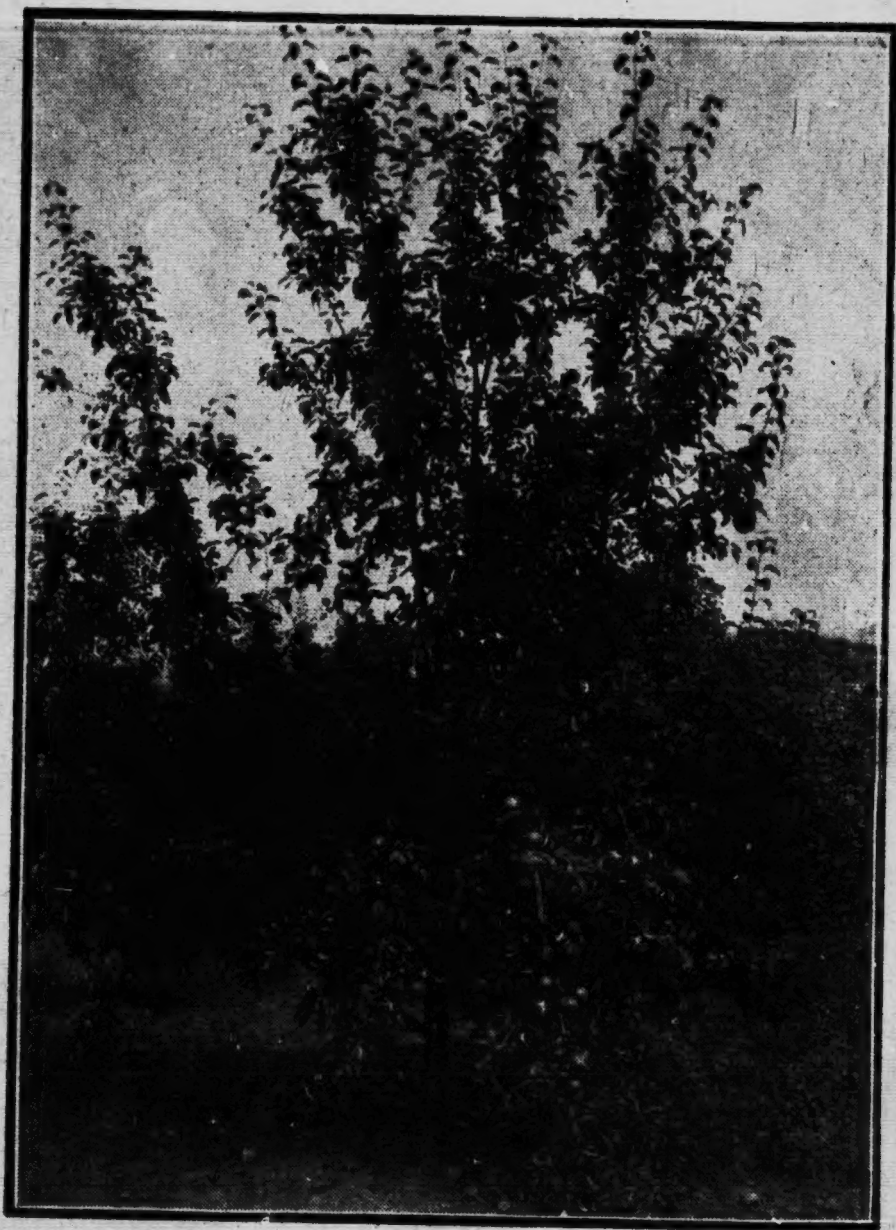
# METEOROLOGICAL.

(FROM THE GOVERNMENT REPORT).

The following table shows the annual rainfall and snowfall, and the highest, lowest and average temperature at forty station :—

|                             | Annual<br>Rainfall,<br>Inches. | Annual<br>Snowfall,<br>Inches. | Highest<br>Temperature<br>Degrees. | Lowest<br>Temperature<br>Degrees. | Average<br>Temperature |
|-----------------------------|--------------------------------|--------------------------------|------------------------------------|-----------------------------------|------------------------|
| Midway . . . . .            | 6.72                           | 30                             | 90                                 | 21                                | 41.2                   |
| Princeton . . . . .         | 9.25                           | 75.2                           | 92                                 | -26                               | 41.2                   |
| Okanagan (Vernon) . . . . . | 11                             | 37                             | 93                                 | -13                               | 44.7                   |
| Griffin Lake . . . . .      | 52.30                          | 133                            | 110                                | -18                               | ....                   |
| Kamloops . . . . .          | 8.25                           | 37.2                           | 96                                 | -10.7                             | 47.5                   |
| Nicola Lake . . . . .       | 8.73                           | 46.5                           | 87.5                               | -15.5                             | 42.2                   |
| Spence's Bridge . . . . .   | 6.87                           | 32.08                          | 104                                | -13                               | ....                   |
| Lillooet . . . . .          | 5 to 8                         | 35 to 60                       | 85 to 95                           | -10 to -20                        | ....                   |
| Barkerville . . . . .       | 20                             | 120                            | 82                                 | -28                               | 34.2                   |
| Stuart Lake . . . . .       | 8.51                           | 74.8                           | 88                                 | -39                               | 33.2                   |
| Golden . . . . .            | 13                             | 100                            | 88.5                               | -16.5                             | ....                   |
| Tobacco Plains . . . . .    | 14.54                          | 41.4                           | 91                                 | -25                               | 42.6                   |
| Cranbrook . . . . .         | 17.38                          | ....                           | ....                               | ....                              | ....                   |
| West Kootenay . . . . .     | 18.73                          | 91.9                           | 81                                 | -8                                | 44.50                  |
| Pilot Bay . . . . .         | ....                           | ....                           | 90                                 | -3                                | 46.8                   |
| Ladners . . . . .           | 33.47                          | 17.5                           | 82                                 | 2                                 | ....                   |
| Chilliwack . . . . .        | 59.20                          | 29.3                           | 92                                 | 10                                | 49                     |
| Matsqui . . . . .           | 58.25                          | 20.8                           | 92                                 | 8.5                               | 48.9                   |
| New Westminster . . . . .   | 59.73                          | 35.1                           | 90.7                               | 2.0                               | 48.9                   |
| Agassiz . . . . .           | 51.88                          | 28                             | 95                                 | 1.0                               | 47.5                   |
| Nicomen . . . . .           | 70.94                          | 13                             | 94                                 | 9.0                               | 49.5                   |
| Vancouver . . . . .         | 64.39                          | 30                             | 86                                 | 6.0                               | 48.9                   |
| Point Garry . . . . .       | 37.72                          | 17                             | 78.8                               | 7.0                               | 47.8                   |
| Goldstream Lake.. . . .     | 62.60                          | 106.5                          | ....                               | ....                              | ....                   |
| Victoria . . . . .          | 30.54                          | 16.1                           | 86.2                               | 12.3                              | 50.2                   |
| Duncan . . . . .            | 50                             | 10.6                           | 87                                 | 11                                | ....                   |
| Kuper Island . . . . .      | 45.20                          | 39.5                           | 95                                 | 16                                | ....                   |
| French Creek . . . . .      | 39.79                          | 7.5                            | 88                                 | 11                                | 47.9                   |
| Nanaimo . . . . .           | 40.36                          | 28.5                           | 90.3                               | 7.3                               | 48.9                   |
| Carmanah . . . . .          | 112.86                         | 10                             | 70                                 | 18                                | ....                   |
| Alberni . . . . .           | 71.59                          | 36                             | 94.2                               | 12.9                              | 49.3                   |
| Clayoquot . . . . .         | 146.56                         | nil.                           | 87                                 | 18                                | 48.9                   |
| Cape Scott . . . . .        | 137.76                         | "                              | 81.5                               | 16                                | 46.3                   |
| Bella Coola . . . . .       | 36.20                          | 46                             | 91.5                               | 0                                 | 44.9                   |
| Point Atkinson . . . . .    | 63.23                          | 20.2                           | ....                               | ....                              | ....                   |
| Naas Harbour . . . . .      | 58.13                          | 17.9                           | ....                               | ....                              | ....                   |
| Port Essington . . . . .    | 121.10                         | 68.5                           | ....                               | ....                              | ....                   |
| Rivers Inlet . . . . .      | 105.66                         | 42.8                           | 84.1                               | 16.1                              | 46                     |
| Masset . . . . .            | 30.4                           | 59.4                           | 78                                 | 20                                | 46.2                   |
| Port Simpson . . . . .      | 71.26                          | 34                             | 74                                 | 15.6                              | 46                     |

The snowfall is given at Vernon 37 inches but it is about 7 inches in the Valley at Okanagan Falls. It is given as 30 inches at Vancouver while last winter there was not one inch fell. These figures must include the mountain slopes. The min. temperature is given as 13 at Vernon while it seldom goes below zero at the Falls.



OKANAGAN APPLE TREE



MEDALS WON BY B. C. FRUIT EXHIBIT IN BRITAIN 1907



## ALTITUDES.

Altitudes given by various authorities are as follows:—

|  |                        |
|--|------------------------|
| Fraser River, at Lillooet.....               | 700 feet,              |
| Seton Lake.....                              | 802 "                  |
| Pemberton Meadow.....                        | 605 "                  |
| Pavilion.....                                | 1,357 "                |
| Pavilion Mountain.....                       | 3,500 to 5,000 "       |
| Fraser River, at Big Bar.....                | 1,200 "                |
| " Alkali Lake and mouth of Riskie Creek..... | " "                    |
| Riskie Creek, Chilcotin.....                 | " "                    |
| Chilcotin Valley, average.....               | " "                    |
| Midway.....                                  | 600 "                  |
| Anarchist Mountain.....                      | 6,500 "                |
| Grand Forks.....                             | 1,750 "                |
| Greenwood.....                               | 2,400 "                |
| Phoenix.....                                 | 3,000 "                |
| Vermeos.....                                 | 1,000 "                |
| Vinceton.....                                | 1,650 "                |
| Okanagan (District).....                     | 1,150 to 1,600 "       |
| Okanagan Falls.....                          | 1,000 "                |
| Griffin Lake.....                            | 1,900 "                |
| Craigellachie.....                           | 1,450 "                |
| Sicamous.....                                | 1,300 "                |
| Notch Hill.....                              | 1,708 "                |
| Kamloops.....                                | 1,193 "                |
| Nicola Lake.....                             | 2,170 "                |
| Spence's Bridge.....                         | 900 "                  |
| Lytton.....                                  | 687 "                  |
| Ashcroft.....                                | 1,508 "                |
| Bridge Creek.....                            | 3,086 "                |
| Lac la Hache.....                            | 2,682 "                |
| 70-Mile House.....                           | 3,300 "                |
| Cache Creek, about.....                      | 1,500 "                |
| Hat Creek.....                               | 1,686 "                |
| Clinton.....                                 | 2,973 "                |
| Bonaparte Valley, "The Mound".....           | 2,144 "                |
| Bridge Creek and Lac la Hache.....           | 1,800 "                |
| Soda Creek Crossing.....                     | 1,600 "                |
| Fraser River, at Alexander.....              | 1,420 "                |
| " Quesnel.....                               | 1,490 "                |
| Quesnel.....                                 | 1,700 "                |
| " Forks (Bullion).....                       | 2,775 "                |
| Barkerville.....                             | 4,180 "                |
| Stuart Lake.....                             | 1,800 "                |
| Tobacco Plains.....                          | 2,300 "                |
| Goldstream Lake.....                         | 1,510 "                |
| Victoria.....                                | Practically sea level. |
| Duncan.....                                  | " "                    |
| Nanaimo.....                                 | " "                    |